

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Thursday, June 20, 2019 at 3:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser



CITY PLAN COMMISSION

JUNE AGENDA

Wednesday, June 26, 2019

Work Session 12:00 P.M.

City Council Conference Room 290

Public Hearing 1:30 PM

City Council Chambers

200 Texas Street

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit

<http://fortworthtexas.gov/planninganddevelopment/platting/cases>

Commissioners:

Vicky Schoch, CD 1
Timothy Bishop, CD 2
Jim Tidwell, CD 3
Mark Brast, CD 4
Ben Robertson, CD 5

Armard Anderson, CD 6
Edward Deegan, CD 7
Don Boren, Chair CD 8
Melissa Konur, CD 9
Bob Kelly, Alternate
Rich Hyde, Alternate

I. WORK SESSION: 12:00 P.M. City Council Conference Room 290

A. Correspondence & Comments	Staff & Chair
B. Lunch	
C. Review of Cases on Today's Agenda	Staff
D. 86 th Texas Legislative Session Review – Land Use bills	Staff

II. PUBLIC HEARING: 1:30 P.M. Council Chambers

A. Approval of Previous Month's Minutes
B. Approval of Previously Recorded Final Plats

C. Consent Cases (4)

1. **PP-16-020 Summer Creek Ranch (Revision): 258 Single-Family Detached Lots, and 9 Private HOA Lots. Council District 8.**
 - a. Being 55.757 acres situated in Antonio Castillo Survey, Abstract No. 272, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of McPherson Boulevard, north and west of Cleburne Road, and east of Summer Creek Drive.
 - c. Applicant: Common Holdings 2014 Trust.
 - d. Applicant Requests: Approval of the preliminary plat revision which is in compliance with the Subdivision Ordinance.
 - e. DRC Recommends: Approval of the preliminary plat revision which is in compliance with the Subdivision Ordinance.

2. **PP-17-031 Hidden Oaks Estates (Revision): 71 Single-Family Detached Lots, and 4 Private HOA Lots. ETJ – Johnson County.**
 - a. Being 231.629 acres situated in the J. Ellis Survey, Abstract No. 256, The D. Cross Survey, Abstract No. 161, The S. Allen Survey, Abstract No. 13 and The E. Cartwell Survey, Abstract No. 160 Johnson County Texas, and Being Described in the Quitclaim Deed to Classic Oaks Holding, LLC, As recorded in Book 4570, Page 618, Deed Records, located in Johnson County, Texas.
 - b. General Location: West of Retta Mansfield Road, south of County Road 530, north of W. Broad Street, and east of FM 2738.
 - c. Applicant: Classic Oaks Holding LLC.
 - d. Applicant Requests: Approval of the preliminary plat which is in conformance with the Subdivision Ordinance.
 - e. DRC Recommends: Approval of the preliminary plat which is in conformance with the Subdivision Ordinance.

3. **PP-19-016** **Golden Triangle Crossing Addition, Block 1, Lot 7: 1 Commercial and Multifamily Lot. Council District 7.**

- a. Being 21.224 acres situated in the J. Billingsley Survey, Abstract No. 70, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Keller Hicks Road, north of Golden Triangle Boulevard and west of Katy Road.
- c. Applicant: RCM Brook Partners, LP and Realty Capital Golden Triangle LP.
- d. Applicant Requests: Approval of the preliminary plat which is in conformance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the preliminary plat which is in conformance with the Subdivision Ordinance.

4. **PP-19-027** **Speedway Distribution Center: One Private POA Lot, and Double Eagle Boulevard Right-of-Way. Council District 7.**

- a. Being 0.752 acres situated in the James Smith Survey, Abstract No. 1149, located in the City of Fort Worth, Denton County, Texas.
- b. General Location: South of Short Track Court, north of Highway 114, east of Three Wide Drive, and west of Jarrett Drive.
- c. Applicant: Speedway Distribution Center Owners' Association, Inc.
- d. Applicant Requests: Approval of the preliminary plat which is in conformance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the preliminary plat which is in conformance with the Subdivision Ordinance.

E. New Cases (7)

5. **FS-18-270 Slaughter Acres, Block 1, Lots 1, 2 & 3 (Waiver Request): 3 Residential Lots. ETJ – Tarrant County.**

- a. Being a plat of approximately 5.006 acres as recorded in the C.K. Gleason Survey, Abstract No. 559, Tarrant County, Texas.
- b. General Location: North and east of Chapin Road/ County Road 1029, south of Old Weatherford Road, and west of Chapel Creek Boulevard.
- c. Applicant: Fulton Surveying, Inc.
- d. Applicant Requests: Approval of a 30-day continuance to the July 24, 2019 City Plan Commission meeting.
- e. DRC Recommends: Approval of a 30-day continuance to the July 24, 2019 City Plan Commission meeting.

6. **FS-19-057 Northlink Logistics Center, Block A, Lots 1, 2 and 3 (Waiver Request): 3 Industrial Lots. Council District 7.**

- a. Being approximately 109.996 acres situated in the William Sample Survey, Abstract Number 1207, located in the City of Fort Worth, Denton County, Texas.
- b. General Location: Northeast corner of Chaplin Drive and Farm to Market Highway Number 156.
- c. Applicant: Hines.
- d. Applicant Requests: Approval of two Subdivision Ordinance waivers: 1) to allow a public access easement to terminate in a dead-end within the subject property, and 2) to allow a dead-end public access easement to terminate in a hammerhead configuration.
- e. DRC Recommends: Approval of two Subdivision Ordinance waivers: 1) to allow a public access easement to terminate in a dead-end within the subject property, and 2) to allow a dead-end public access easement to terminate in a hammerhead configuration.

7. **FS-19-099 Buchanan Estates, Block 1, Lot 1 (Waiver Request): 1 Residential Lot. ETJ – Tarrant County.**

- a. Being approximately 2.547 acres situated in the M. Townsend Survey, Abstract Number 1551, located in Tarrant County, Texas.
- b. General Location: Southeast corner of Gilmore Creek Road and Vista Ridge Circle.
- c. Applicant: Award Surveying.
- d. Applicant Requests: Approval of the requested Subdivision Ordinance waiver to allow more than 30 single family dwelling units on a single point of access.
- e. DRC Recommends: Approval of the requested Subdivision Ordinance waiver to allow more than 30 single family dwelling units on a single point of access.

8. **VA-19-010 Vacation of a Public Access Easement in Sendera Ranch East Addition, Blocks 103 and 116 (Vacation and Waiver). Council District 7.**

- a. Being a vacation of a public access easement recorded in 2013-65817 RPRDCT, within Blocks 103 and 116, Sendera Ranch East Addition, located in the City of Fort Worth, Denton County, Texas.
- b. General Location: East of John Day Road, south of Barnwood Drive and north of Wishbone Lane.
- c. Applicant: Lennar Homes of Texas Land and Construction, Ltd.
- d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of this public access easement and approval of the waiver request of the requirement to replat the public access easement with the adjoining property.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of this public access easement and approval of the waiver request of the requirement to replat the public access easement with the adjoining property.

9. **MT-19-007** **Realignment of Fleming Ranch Road from Bonds Ranch Road to 3200 feet North of Future Heritage Trace Parkway and Realignment of Eagle Mountain Parkway from Saginaw Boulevard to 8400 feet East of Morris Dido Newark Road in the Master Thoroughfare Plan. Council District 7.**
- a. An amendment to the Master Thoroughfare Plan to change the alignment of Fleming Ranch Road, an existing neighborhood connector [NCO-L3-TO-NTMS-PO-BLS (130)] from Bonds Ranch Road to 3200 feet North of the intersection with future Heritage Trace Parkway, and to change the alignment of Eagle Mountain Parkway, an existing neighborhood connector [NCO-L2-TO-NTMS-P0-BOP (110)] from Saginaw Boulevard to 8400 feet East of Morris Dido Newark Road.
 - b. General Location: West of Saginaw Boulevard, south of Bonds Ranch Road, north of West Bailey Boswell Road and east of Morris Dido Newark Road.
 - c. Applicant: Chapel Hill West, LLC.
 - d. Applicant Requests: Approval of a recommendation to City Council for the Master Thoroughfare Plan Amendment for the realignment of Eagle Mountain Parkway and Fleming Ranch Road.
 - e. DRC Recommends: Approval of a recommendation to City Council for the Master Thoroughfare Plan Amendment for the realignment of Eagle Mountain Parkway and Fleming Ranch Road.
10. **CP-19-001** **Chapel Hill: 627.2 acres of Single Family Residential, 53 acres of Commercial, 68.6 acres of Public Parkland and 182.1 acres of Private Open Space. Council District 7.**
- a. Being 1,121.7 acres situated in the Jose A. Gill Survey, Abstract No. 1362 and the Josiah N. Reed Survey, Abstract No. 1497, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: West of Saginaw Boulevard, south of Bonds Ranch Road, north of West Bailey Boswell Road and east of Morris Dido Newark Road.
 - c. Applicant: Chapel Hill West LLC.
 - d. Applicant Requests: Approval of the concept plan conditional upon approval of the Master Thoroughfare Plan Amendment (MT-19-007) for Eagle Mountain Parkway and Fleming Ranch Road.
 - e. DRC Recommends: Approval of the concept plan conditional upon approval of the Master Thoroughfare Plan Amendment (MT-19-007) for Eagle Mountain Parkway and Fleming Ranch Road.

11. PP-19-014 Chapel Hill: 700 Single Family Detached Lots and 21 Private Open Space Lots. Council District 7.

- a. Being 259.06 acres situated in the Jose A. Gill Survey, Abstract No. 1362 and the Josiah N. Reed Survey, Abstract No. 1497, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Saginaw Boulevard, south of Bonds Ranch Road, north of future Eagle Mountain Parkway and east of future Fleming Ranch Road.
- c. Applicant: Chapel Hill West, LLC.
- d. Applicant Requests: Approval of the preliminary plat conditional upon approval of the Master Thoroughfare Plan Amendment (MT-19-007) for Eagle Mountain Parkway.
- e. DRC Recommends: Approval of the preliminary plat conditional upon approval of the Master Thoroughfare Plan Amendment (MT-19-007) for Eagle Mountain Parkway.

F. Other Matters of Business (3)

12. AX-19-007 1297 Avondale Haslet Road (Annexation Request): Low-Density Residential Development. ETJ – Tarrant County. Future Council District 7.

- a. Being approximately 4.594 acres of land situated in the Coleman Boyd Survey, Abstract No. 212, Tarrant County, Texas, being a portion of that certain tract of land as described in D218121542, official records, Tarrant County, Texas.
- b. General Location: East of Willow Springs Road, north of Blue Mound Road, along the southern edge of Avondale Haslet Road.
- c. Applicant: Jonathan Westrom & Tracy Westrom/ Kolby Knight.
- d. Applicant Requests: Approval of a recommendation to City Council for the annexation of 4.594 acres at the request of property owners.
- e. DRC Recommends: Approval of a recommendation to City Council for the annexation of 4.594 acres at the request of property owners.

13. **OMB 4209 Linkhill Drive, Linkwood Estates (Waiver Request): 1 Single-Family Lot. ETJ – Tarrant County.**

- a. Being approximately 0.574 acres situated in the W. Houston Survey, Abstract Number 719, and being a portion of Lots 2 and 3, Linkwood Estates, Volume 3233, Page 507, PRTCT.
- b. General Location: Southeast corner of Linkcrest Drive and Linkhill Drive.
- c. Applicant: Texas Surveying, Inc.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver to allow a lot less than one acre to be served by an on-site septic system.
- e. DRC Recommends: Approval of a Subdivision Ordinance waiver to allow a lot less than one acre to be served by an on-site septic system.

14. **FP-17-022 Western Ridge (Time Extension): 139 Single-Family Detached Lots, and 7 Private Open Space Lots. Council District 2.**

- a. Being approximately 29.239 acres situated in the A.S. Roberts Survey, Abstract No. A-1262, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Bob Hanger Street, north of Cromwell Marine Creek Road, east of Bowman Roberts Road and south of Longhorn Lane.
- c. Applicant: FW Western Ridge, LLC.
- d. Applicant Requests: Approval of the extension of the final plat application expiration date for one year to June 26, 2020.
- e. DRC Recommends: Approval of the extension of the final plat application expiration date for one year to June 26, 2020.

Adjournment: _____

ACCESSIBILITY STATEMENT

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

DECLARACIÓN DE ACCESIBILIDAD

Cámara del Concilio de Fort Worth es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.